

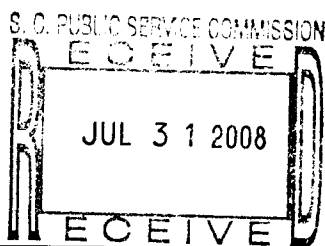
STATE OF SOUTH CAROLINA

(Caption of Case)

Application of Jacabb Utilities, LLC for approval of  
a contract with Warpath Development, Inc., to  
service Warpath Landing Resort

BEFORE THE  
PUBLIC SERVICE COMMISSION  
OF SOUTH CAROLINA

COVER SHEET



DOCKET

NUMBER: 2008 - 294 - S

(Please type or print)

Submitted by: James S. Eakes

SC Bar Number: SC Bar # 1820

Address: Allen and Eakes

Telephone: 864-224-1681

PO Box 1405

Fax: 864-234-8411

Anderson, SC 29622

Other:

Email: sheilat@goldieassociates.com

NOTE: The cover sheet and information contained herein neither replaces nor supplements the filing and service of pleadings or other papers as required by law. This form is required for use by the Public Service Commission of South Carolina for the purpose of docketing and must be filled out completely.

DOCKETING INFORMATION (Check all that apply)

- ☐ Emergency Relief demanded in petition ☐ Request for item to be placed on Commission's Agenda expeditiously
- ☐ Other:

INDUSTRY (Check one)	NATURE OF ACTION (Check all that apply)		
<input type="checkbox"/> Electric	<input type="checkbox"/> Affidavit	<input type="checkbox"/> Letter	<input type="checkbox"/> Request
<input type="checkbox"/> Electric/Gas	<input type="checkbox"/> Agreement	<input type="checkbox"/> Memorandum	<input type="checkbox"/> Request for Certification
<input type="checkbox"/> Electric/Telecommunications	<input type="checkbox"/> Answer	<input type="checkbox"/> Motion	<input type="checkbox"/> Request for Investigation
<input type="checkbox"/> Electric/Water	<input type="checkbox"/> Appellate Review	<input type="checkbox"/> Objection	<input type="checkbox"/> Resale Agreement
<input type="checkbox"/> Electric/Water/Telecom.	<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Petition	<input type="checkbox"/> Resale Amendment
<input type="checkbox"/> Electric/Water/Sewer	<input type="checkbox"/> Brief	<input type="checkbox"/> Petition for Reconsideration	<input type="checkbox"/> Reservation Letter
<input type="checkbox"/> Gas	<input type="checkbox"/> Certificate	<input type="checkbox"/> Petition for Rulemaking	<input type="checkbox"/> Response
<input type="checkbox"/> Railroad	<input type="checkbox"/> Comments	<input type="checkbox"/> Petition for Rule to Show Cause	<input type="checkbox"/> Response to Discovery
<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Complaint	<input type="checkbox"/> Petition to Intervene	<input type="checkbox"/> Return to Petition
<input type="checkbox"/> Telecommunications	<input type="checkbox"/> Consent Order	<input type="checkbox"/> Petition to Intervene Out of Time	<input type="checkbox"/> Stipulation
<input type="checkbox"/> Transportation	<input type="checkbox"/> Discovery	<input type="checkbox"/> Prefiled Testimony	<input type="checkbox"/> Subpoena
<input type="checkbox"/> Water	<input type="checkbox"/> Exhibit	<input type="checkbox"/> Promotion	<input type="checkbox"/> Tariff
<input type="checkbox"/> Water/Sewer	<input type="checkbox"/> Expedited Consideration	<input type="checkbox"/> Proposed Order	<input type="checkbox"/> Other: Amended Application
<input type="checkbox"/> Administrative Matter	<input type="checkbox"/> Interconnection Agreement	<input type="checkbox"/> Protest	
<input type="checkbox"/> Other:	<input type="checkbox"/> Interconnection Amendment	<input type="checkbox"/> Publisher's Affidavit	
	<input type="checkbox"/> Late-Filed Exhibit	<input type="checkbox"/> Report	

**ALLEN AND EAKES**

ATTORNEYS AT LAW

P.O. BOX 1405

ANDERSON, S. C. 29622

RICHARD K. ALLEN, JR.\*  
JAMES S. EAKES\*

THOMAS ALLEN (1881-1963)  
RICHARD K. ALLEN (1921-1982)

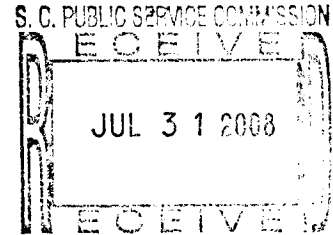
\* CERTIFIED CIVIL COURT MEDIATOR

TEL. (864) 224-1681  
114 WEST ORR STREET  
ZIP 29625  
FAX (864) 231-8411

July 24, 2008

**VIA - FIRST CLASS MAIL**

The Honorable Charles L.A. Terreni  
Chief Clerk/Administrator  
Public Service Commission of South Carolina  
101 Executive Center Drive  
Columbia, SC 29210



RE: Application of Jacabb Utilities, LLC for approval of a contract with Warpath Development, Inc. to serve Warpath Landing Resort

Dear Mr. Terreni:

Enclosed for filing are the original and ten (10) copies of Application of Jacabb Utilities, LLC in the above reference matter. I would appreciate your acknowledging receipt of this document by date-stamping the extra copy of this letter that is enclosed and returning it to me via first class mail.

By copy of this letter, I am serving the Office of Regulatory Staff and enclose a certificate to that effect. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

**ALLEN & EAKES**

A handwritten signature in black ink, appearing to read "James S. Eakes". The signature is fluid and cursive.

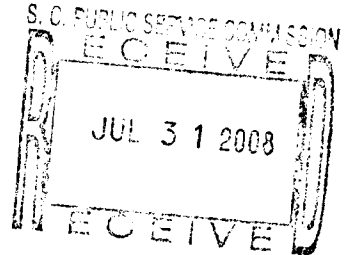
James S. Eakes  
Attorney at Law

Enclosure

cc: Dukes Scott, Executive Director, ORS  
Stephen R. Goldie, Jacabb Utilites, LLC  
Shannon Bowyer Hudson, Esquire

**BEFORE**  
**THE PUBLIC SERVICE COMMISSION OF**  
**SOUTH CAROLINA**

**DOCKET NO. 2008-\_\_\_\_\_ - S**



IN RE:

Application of Jacobb Utilities, LLC for  
approval of a contract with Warpath  
Development, Inc. to serve the  
Warpath Landing Resort

**CERTIFICATE OF SERVICE**

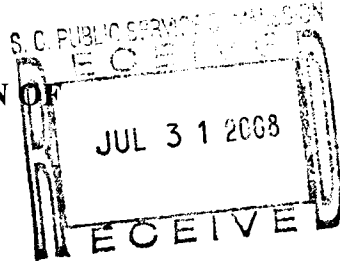
This is to certify that I have caused to be served this day one (1) copy of the **Application** by placing same in the care and custody of the United States Postal Service with first class postage affixed thereto and addressed as follows:

Dukes Scott  
**Office of Regulatory Staff**  
Post Office Box 11263  
Columbia, SC 29211

Sheila J. Tinsley

Seneca, South Carolina  
This 30 day of July 2008

**BEFORE**  
**THE PUBLIC SERVICE COMMISSION OF**  
**SOUTH CAROLINA**  
**DOCKET NO. 2008-\_\_\_\_-S**



IN RE:

Application of Jacabb Utilities, LLC for  
Approval of a Contract With Warpath  
Development, Inc. to Serve the Warpath  
Landing Resort

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**APPLICATION**

Jacabb Utilities, LLC ("Applicant" or "Utility") hereby submits a contract between it and Warpath Development, Inc. ("Developer") for consideration by this Honorable Commission under Vol. 26 S.C. Code Ann. Regs. R.R. 103-541 (Supp.2007). In support of this Application, Applicant would respectively show as follows:

1. Applicant is a public utility currently authorized to operate water and wastewater systems under the jurisdiction of the Commission in Oconee County, as well as certain other counties in this state. Its corporate charter is presently on file with the Commission, and an appropriate bond has been posted with same.
2. The Applicant seeks approval of an agreement entered into between Applicant and the Developer dated July 7, 2008 ("Agreement"), a copy of which is attached hereto and incorporated herein by reference as Exhibit "A". Applicant will provide service to the proposed development pursuant to all of the terms and conditions as approved by the Commission .
3. Pursuant to this agreement, Applicant proposes to serve the Warpath Landing Resort, which will contain campsites, cabins and amenities, from which the total sewage

JUL 31 2008

flow would not exceed 60,000 gallons per day (gpd). The Agreement provides, *inter alia*, that Developer will construct all of the necessary sewer facilities (“Facilities”) required to serve the Property, acquire all necessary easements and rights-of-way (“Easements”) and convey such Facilities and Easements to Applicant. Performance of the Agreement is conditioned upon its approval by this Commission.

4. The proposed development is within Applicant’s Commission authorized Service Area in Pickens County. Accordingly, no other public or governmental utility is authorized to serve the proposed development.

5. Pursuant to Article II, §14 of the Agreement, Applicant has agreed to reserve adequate utility capacity for the campsites, cabins and amenities located within the Property.

6. Applicant submits that the public convenience and necessity will be served by the approval of this Agreement. Applicant further submits that no hearing in this matter is required.

7. Pursuant to Article IV §2 of the Agreement, the Developer for the Warpath Landing Resort agrees to pay Applicant a rate of \$4,118 per month for the Property’s sewer service.

8. The Developer will be the single customer for the Applicant, and the Applicant’s existing rate structure does not allow for single customer systems such as the proposed system. The Applicant therefore requests the rate of \$4,118 per month for the Property sewer service be considered and approved for the Warpath Landing Resort.

9. All correspondence and communications regarding this matter should be sent to the undersigned.

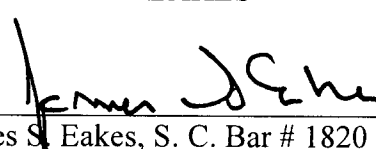
J J C  
#2013

WHEREFORE, having fully set forth its Application, Applicant prays that the Agreement, be approved; that a hearing on the within matter be waived or review of the within application be expedited, and that Applicant be granted such other and further relief as the Commission may deem just and proper.

ALLEN AND EAKES

Anderson, South Carolina  
July 24, 2008

By: \_\_\_\_\_

  
James S. Eakes, S. C. Bar # 1820  
P.O. Box 1405  
Anderson, SC 29622  
(864) 224-1681

Attorney for Applicant

2.2.5.  
#3 of 3

**“EXHIBIT A”**

**Agreement for Sewer Services**

**AGREEMENT FOR SEWER SERVICES**

**WARPATH DEVELOPMENT, INC.**

**PICKENS COUNTY, SC**

This Agreement is entered into this 7<sup>th</sup> day of July 2008 by and between Warpath Development Inc., (hereinafter referred to as "Developer"), and Jacabb Utilities, LLC, a South Carolina corporation (hereinafter referred to as "Utility").

**WITNESSETH**

WHEREAS, Developer is the owner of or is duly authorized to act on behalf of the owners of certain real estate located on Lake Keowee in Pickens County, South Carolina, hereinafter referred to as the "Property" (see "Exhibit 1"); and,

WHEREAS, Developer desires to develop Warpath Landing Resort which will contain campsites, cabins and amenities from which the total sewage flow would not exceed 60,000 gallons per day (gpd) based on the South Carolina Department of Health and Environmental Control (SC DHEC) unit contributory guidelines; and,

WHEREAS, Utility is a public utility engaged in the business of furnishing sewer services to the public in its designated areas located in South Carolina, and subjected to Section 58-5-210 of the Code of Laws of S.C., 1976 which provides: "That the Public Service Commission, is hereby, to the extent granted, vested with power and jurisdiction to supervise and regulate the rates and service of every public utility in this State, together with the power, after hearing, to ascertain and fix such just and reasonable standards, classifications, regulations, practices, and measurements of service to be furnished, imposed, observed and followed by every public utility in this State, and the State hereby asserts its rights to regulate the rates and services of every public utility as herein defined."; and,

WHEREAS, Utility desires to have constructed and installed, and the Developer desires to construct and install, the wastewater collection facilities to serve the Property subject to the terms and conditions of this Agreement; and,

WHEREAS, Developer desires Utility to provide wastewater utility service within the Property and Utility desires to provide wastewater utility service according to the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants as hereinafter set forth, the parties hereto agree as follows:



## ARTICLE I

### Representations and Warranties of Developer

Developer represents and warrants that:

1. Developer is the owner of or is duly authorized to act on behalf of the owners of the Property; and,
2. Developer will cooperate fully with the Utility in any and all applications or petitions to public authorities deemed necessary or desirable by Utility in connection with the construction and installation of the Facilities contemplated by this Agreement; and,
3. Developer will convey to the Utility or otherwise vest in the Utility such right, title and interest in and to such real estate as may be reasonably necessary to permit the Utility to carry out the terms and conditions of this Agreement; and,
4. Developer will convey to Utility or provide by recorded subdivision plats such easements or rights of way as the Utility may reasonably require for the Utility's performance of its obligations under this Agreement. Any such plats, conveyances or licenses will be in form reasonably satisfactory to Utility's legal counsel.

## ARTICLE II

### Obligations and Construction of Facilities by Developer

1. Facilities  
Developer shall have constructed and installed all necessary wastewater collection facilities to serve the Property, including but not limited to manholes, lift stations (with on-site backup generators), force mains, odor control devices, a Wastewater Treatment Plant (WWTP), effluent disposal system, and other facilities as are reasonably required to provide adequate wastewater collection, treatment, and disposal services (herein referred to as the "Facilities"). Developer shall connect the wastewater generating facilities (e.g., cabins, campsites, etc) to Utility's wastewater system as determined by Utility.
2. All materials used by the Developer for Said Facilities shall be first-class, and suitable for the uses made thereof. Developer guarantees all construction, materials, workmanship, and the trouble-free operation of the Facilities (or any portion of the Facilities) for one year after the Facilities (or such portion of the Facilities) are placed in service.
3. All Facilities constructed and installed by the Developer pursuant to this Article II shall be constructed and installed without cost or expense to Utility.

4. All plans, specifications and construction of the Facilities shall be in accordance with applicable standards, requirements, rules and regulations of all governmental bodies and regulatory agencies which may have jurisdiction thereover and shall have received the written approval of Utility before construction is begun, which approval shall not be unreasonably withheld or delayed.
5. Developer shall save and hold Utility harmless from and against all suits or claims that may be based upon any injury to any person or property that may occur in the course of the performance of the construction of the Facilities by the Developer or by anyone acting on Developer's behalf, or under Developer's supervision and control, including but not limited to claims made by employees of Developer, and Developer shall, at its own cost and expense, pay all costs and other expenses arising therefrom, or incurred in connection therewith, including reasonable attorneys' fees.
6. Developer shall obtain, with cooperation from Utility, all requisite permits and zoning and other approvals and all else normally required to construct or modify the Facilities.
7. All of the Facilities installed by Developer pursuant to this Agreement shall become the property of Utility as installed and within 5 feet of each building. Developer shall execute all conveyances, licenses and other documents reasonably requested by Utility as necessary or desirable in its opinion to ensure its ownership of, ready access to, and operation and maintenance of the Facilities. Developer shall furnish Utility with lien waivers in a form reasonably satisfactory to Utility's counsel from Developer and from all suppliers, subcontractors and all others who furnish lab, equipment, materials, rentals, or who perform any services in connection with Facilities construction herein. Developer agrees to provide to Utility documentary evidence, in form satisfactory to Utility, sufficient to establish the original cost of the Facilities. Utility shall have, at all times, all right, title, and interest in and to the Facilities.
8. Developer shall, prior to the transfer to Utility of the Facilities, grant permanent, assignable easements satisfactory to Utility, authorizing Utility to own, operate and maintain the Facilities throughout the Property and providing reasonably adequate rights of access and working space for such purposes.
9. Developer shall, upon transfer to Utility of the Facilities, provide to Utility as-built drawings, and all other information reasonably required to operate, maintain, and repair the Facilities.
10. Developer shall not have the right to connect individual lot service connections to the Facilities until such time as the Facilities have been formally accepted by the Utility, written approvals have been received from all governmental bodies and regulatory agencies which may have jurisdiction thereover.

11. In order to protect the WWTF, the Developer shall, as part of any conceptual design, obtain approval from the Utility to add sewer generating facilities.
12. All connections must be inspected by the Utility prior to backfilling and covering of any pipes. Written notice to the Utility requesting an inspection of a connection shall be made at least forty-eight (48) hours in advance of the inspection, excluding weekends and official Utility holidays.
13. Should the Developer fail to comply with the foregoing inspection provisions, Utility may refuse service to a connection until such time as the appropriate inspections have been completed.
14. Upon Developer's satisfaction of its obligations under this Agreement, Utility agrees to reserve adequate utility capacity for campsites, cabins and amenities wastewater connections located within the Property. When additional flow is needed or if relocation of facilities is desired by the Developer, the Wastewater Treatment Plant expansion or relocation must be completed at the Developer's expense.

### ARTICLE III

#### Representations and Warranties of Developer

1. Neither Developer nor any entity or individual affiliated with Developer has executed or will execute any agreement with any lot purchaser in the Property, or any other parties or made any representations to any such purchasers or other parties whereunder such purchaser or other parties have acquired any interest in Facility to be installed under this Agreement.

### ARTICLE IV

#### Utility Services, Connection Fees, Rates and Charges

1. Upon installation of the Facilities, Utility agrees to supply all customers within the Property with adequate and customary sanitary sewer service, and to operate, maintain and repair all Facilities as indicated herein, after acceptance by Utility and issuance of operational approvals by all regulatory authorities.
2. Developer agrees to pay Utility a rate of \$4,118 per month for the Property's sewer service.

## ARTICLE V

### Public Service Commission Approval

1. Within thirty (30) days following the execution of this Agreement, Utility will file a petition with the Commission requesting approval of this Agreement, if necessary. All terms and conditions contained herein are subject to Utility receiving said approvals from the Commission.

## ARTICLE VII

### General

1. Except as provided in this Agreement, neither party to this Agreement shall be liable to the other for failure, default or delay in performing any of its obligations hereunder, if such failure, default or delay is caused by strikes or other labor problems, by forces of nature, unavoidable accident, fire, acts of the public enemy, interference by civil authorities, acts or failure to act, decisions or order or regulations of any governmental or military body or agency, office or commission, delays in receipt of materials, or any other cause, whether of similar or dissimilar nature, not within the control of the party affected and which, by the exercise of due diligence, such party is unable to prevent or overcome, except as otherwise provided for herein. Should any of the foregoing events occur, the parties hereto agree to proceed with diligence to do what is reasonable and necessary so that each party may perform its obligations under this Agreement.
2. Developer acknowledges that Utility's obligation to provide utility service is expressly conditioned upon the parties' mutual understanding that Utility has no obligation to install, upgrade or expand any of the wastewater treatment facilities to serve additional residential or commercial units at the property.
3. The failure of either party hereto to enforce any of the provisions of this Agreement or the waiver thereof in any instance by either party shall not be construed as a general waiver or relinquished on its part of any such provisions, but the same shall, nevertheless, be and remain in full force and effect.
4. The representations, warranties and agreements contained herein shall survive, and continue in effect. Utility agrees to indemnify Developer, its successors and assigns, and hold Developer harmless against any loss, damage, liability, expense or cost accruing or resulting from any misrepresentations or breach of any representation, warranty or agreement on the part of Utility under this Agreement; Developer agrees to indemnify Utility, its successors and assigns, and hold it and them harmless against any loss,

damage, liability, expense or cost of Utility, accruing or resulting from any misrepresentation or breach of any representation, warranty, or agreement on the part of Developer under this Agreement or from any misrepresentation in or material omission from any certificate or other document furnished or to be furnished to Utility by Developer.

5. This Agreement sets forth the complete understanding between Developer and Utility, and any amendments hereto to be effective must be made in writing.
6. Notices, correspondence and invoicing required hereunder shall be given to Developer and to Utility at the following addresses, or at any other addresses designated in writing by either party subsequent to the date hereof:

If to Utility:

Jacabb Utilities, LLC  
210 W. North Second Street  
Seneca, SC 29678  
ATTN: Steve Goldie  
Managing Owner

If to Developer:

Warpath Development, Inc.  
501 Brixton Circle  
Simpsonville, SC 29681  
ATTN: Rick Thoennes

~~President~~ *Contact*  
*St*

Delivery when made by registered or certified mail shall be deemed complete upon mailing. Delivery by overnight courier shall be deemed complete when delivered.

7. This Agreement may not be assigned by Developer without the written approval of Utility, which approval shall not be unreasonably withheld. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
8. This Agreement shall be governed by the laws of the State of South Carolina.
9. If this Agreement is not executed prior to \_\_\_\_\_ then the terms and conditions contained herein will be waived, with no further obligations or responsibilities to either party.

IN WITNESS WHEREOF, the parties hereto have set their seals the  
day and year above first written.

Jacabb Utilities, LLC

By: 

Print Name

Steve Goldie

Its: Managing Owner

Attest:

Sheila Tinsley

Warpath Development, Inc.

By: 

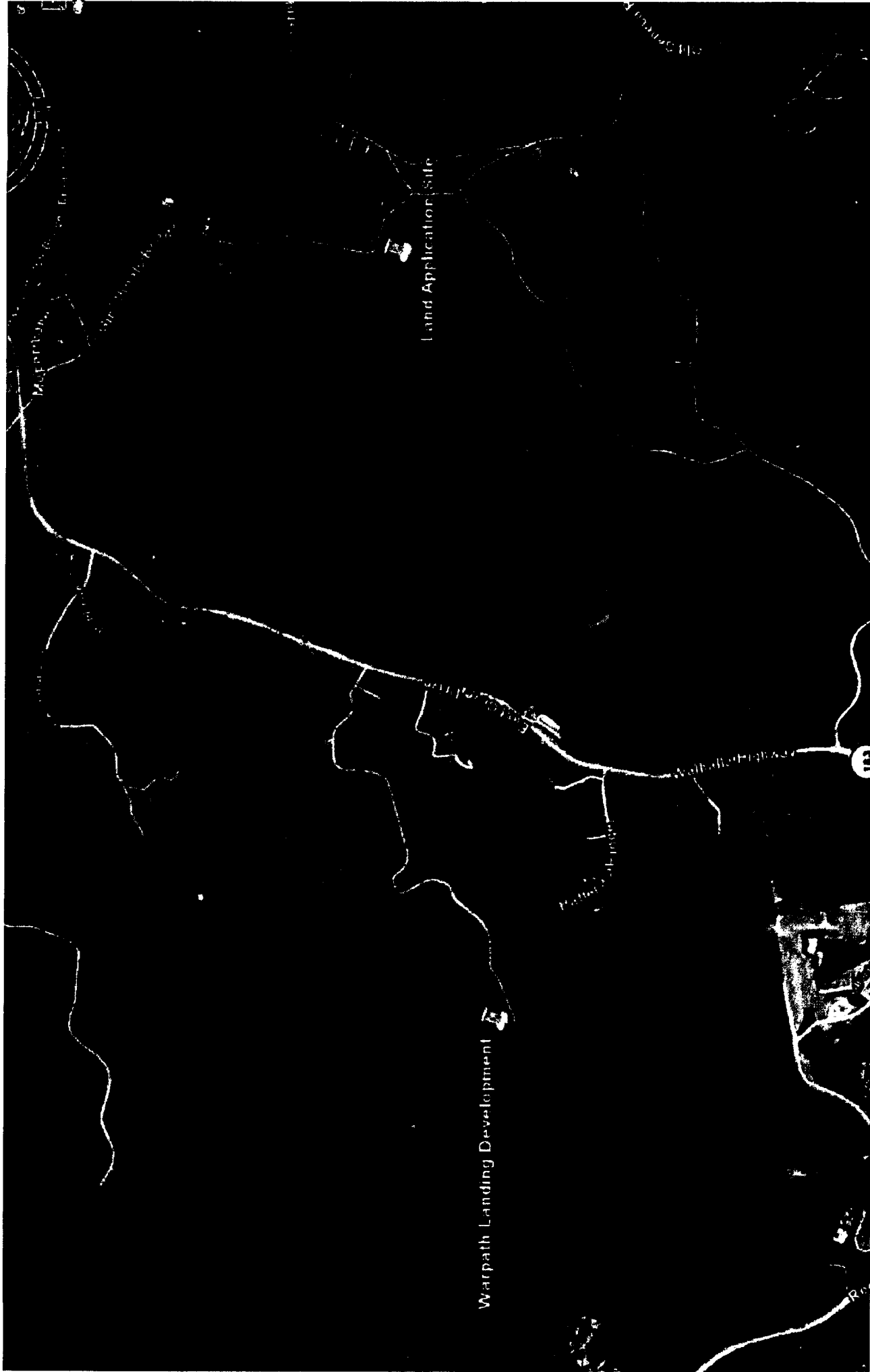
Print Name

Tim W Roberson

Its: President

Attest:

Sheila Tinsley



**Figure 1: Location Map**  
**Warpath Landing Development**

**Goldie & Associates**  
**May 2008**

